

Attn: Amber Hobbs

#### A NEIGHBOR'S PERSPECTIVE ON TODD & ALENA STANDLEY'S BUSINESS PLAN

1. We border the Standley ranch on their east side and have been neighbors for 44 years.
2. After studying Todd and Alena's business plan, we are very impressed with several factors:
  - a. The plan is very well researched and addresses a critical challenge in rural Montana. We raise the livestock, but it is difficult to consume our own product because of a shortage of processing plants.
  - b. It is prudent to scale into the business as demand and finances dictate.
  - c. All concerns we might have had were addressed in the e-mail response from Amber Hobbs on October 21, although we think there may be a typo on the application where it discusses quantity of solid waste.
3. Finally, we are very happy to see a young, energetic couple start a much needed enterprise which will enhance our local community and the rural economy in central MT. It is the right idea at the right time. We wish them every success.

Joe and Bonee Erickson

1050 Ten Mile Road

Cascade, Mt



October 21, 2020

We have no objections to the  
planned Commercial Butcher Operation by  
Todd J and Alena O Standley.

Sincerely,

~~Michael J Standley~~

Michael L Standley

Jacqueline T Standley

Jacqueline T Standley



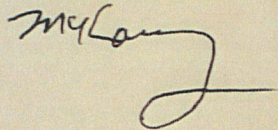
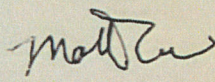
October 27, 2020

Matthew McKamey  
11 Grassland Lane  
Cascade, MT 59421

TO WHOM IT MAY CONCERN:

Please be advised that I am aware of and express my support of Todd Standley building an animal processing facility in the local area. Should there be questions I may address, please contact me at (406) 403-1970.

Thank you,



Matthew McKamey



## Hobbs, Amber R.

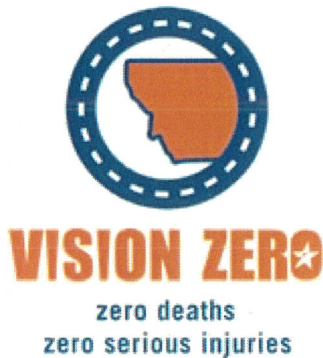
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**From:** Wingerter, Jim <jwingerter@mt.gov>  
**Sent:** Monday, October 19, 2020 3:00 PM  
**To:** Hobbs, Amber R.  
**Cc:** Wingerter, Jim  
**Subject:** Special Use Permit Application #011-2020 Commercial Butcher and Variance Application #VR2020-003, at Parcel No. 0003801575, Cascade County, MT

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Amber –

The Montana Department of Transportation have reviewed this information and have no comments at this time.



### Jim Wingerter

*Great Falls District Administrator*  
Montana Department of Transportation  
200 Smelter Avenue  
P.O. Box 1359  
Great Falls, MT 59403  
Office: 406-454-5897  
Cell: 406-461-4663  
[jwingerter@mt.gov](mailto:jwingerter@mt.gov)





## Hobbs, Amber R.

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**From:** Hobbs, Amber R.  
**Sent:** Wednesday, October 21, 2020 12:15 PM  
**To:** beballou@gmail.com  
**Cc:** Yonker, Charity N.  
**Subject:** special use permit application #011-2020

Good Afternoon,

Thank you for responding to the adjacent property owner letter and sending in questions. The Application material submitted by T and A Ranch and Staff Report will be available on our website by tomorrow. Once it is posted, you can access it by going to our website at <https://www.cascadecountymt.gov/>, scroll down to the calendar and click on the Zoning Board of Adjustment meeting for October 29, 2020.

I have answered the following questions based on the application material that was submitted.

1. How many head will the operation be licensed to process?  
*The applicant stated that the facility "will have the capacity to process 4-6 beef, 3-4 pigs and 3-5 lamb per week."*
2. Will there be a feedlot attached to the operation?  
*There is no commercial feed lot connected to this project.*
3. What are the plans to dispose of waste products?  
*The applicant stated that "solid waste will result in up to 5, 5-gallon barrels per week and will be composted daily."*
4. What will be the source of water?  
*The applicant stated that the source of water will be his private well.*
5. How much water do they estimate to use?  
*The applicant estimated around 500-600 gallons of water per day, primarily for cleaning.*
6. Will the facility be located adjacent to River Road?  
*The facility will be accessed from River Road. Based on the site plan that was provided, the facility will be approximately 104 feet from the road.*
7. Will the facility be located near the creek that flows through that draw?  
*Based on the site plan that was provided in the application and measurements taken from ArcMap, the proposed facility will be located approximately 280 feet from the Intermittent creek located to the South of the subject property.*

Please let me know if you have any other questions.

Kind regards,  
*Amber Hobbs*  
Cascade County Planner  
121 4th St N, Suite 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905

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## Hobbs, Amber R.

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**From:** Bonee Erickson <beballou@gmail.com>  
**Sent:** Monday, October 19, 2020 3:30 PM  
**To:** Planning Comments  
**Subject:** special use permit application #011-2020

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Amber Hobbs

We have received your letter regarding the above application for a commercial butcher operation adjacent to our property at 1050 Ten Mile Road. We have the following questions:

1. How many head will the operation be licensed to process?
2. Will there be a feedlot attached to the operation?
3. What are the plans to dispose of waste products?
4. What will be the source of water?
5. How much water do they estimate to use?
6. Will the facility be located adjacent to River Road?
7. Will the facility be located near the creek that flows through that draw?

Perhaps some of these questions could be answered by viewing the application. Is it possible to access it online?

We plan to attend the meeting via Zoom and are submitting these questions as a request for further information.

Thank you for your notification

Joe and Bonee Erickson

1050 Ten Mile Road

Cascade, Mt 59421

email: [beballou@gmail.com](mailto:beballou@gmail.com)



## Hobbs, Amber R.

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**From:** Hobbs, Amber R.  
**Sent:** Monday, October 26, 2020 1:30 PM  
**To:** Doggett, Jacob  
**Cc:** Yonker, Charity N.  
**Subject:** RE: Questions

Hello Jake,

Thank you for responding to the notice for a Special Use Permit Application for the use of a Commercial Butcher and Variance Application, turned in by Todd & Alena Standley. If you would like to make any comments on this, you will need to submit them no later than this Wednesday, October 28, 2020 or join the Zoning Board of Adjustment meeting via zoom on Thursday, October 29, 2020 at 9 AM. If you have any questions on how to join the zoom meeting, please let me know. Here is a link to all of the application and meeting materials for this project

<https://www.cascadecountymt.gov/AgendaCenter/ViewFile/Agenda/10292020-189?html=true>

Kind regards,

*Amber Hobbs*

Cascade County Planner  
121 4th St N, Suite 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905

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**From:** Doggett, Jacob <jdoggett@mt.gov>  
**Sent:** Friday, October 23, 2020 9:16 AM  
**To:** Hobbs, Amber R. <ahobbs@cascadecountymt.gov>  
**Subject:** Questions

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Amber,

I work with Montana, Fish Wildlife and Parks as a biologist out of Great Falls. We received the notice about the Standly Processing Zoning Change application. We have several questions about the environmental impacts of such a business should the zoning changes go forth and the business becomes established. Do you know if FWP will have another opportunity to comment after the zoning changes go through but before further work on the business is complete? We would like make comment at the appropriate time but need to understand the process a little more.

Thanks for the help,

Jake Doggett  
406-788-0676



## Hobbs, Amber R.

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**From:** Hobbs, Amber R.  
**Sent:** Tuesday, October 27, 2020 9:47 AM  
**To:** ESivers@mt.gov  
**Cc:** Yonker, Charity N.  
**Subject:** ZBOA Meeting for a Commercial Butcher Facility

Good Morning Eric,

I am working on a project for a commercial butcher facility located at 1125 River Road in Cascade, MT. I called last week inquiring about any information your office might have on an intermittent creek located south of this property. I believe Bruce Treis at Environmental Health might have sent you the information on this project (SUP 011-2020 & VR 2020-003), here is a link to all of the material that will be presented to the Zoning Board of Adjustment (ZBOA) on Thursday October 29, 2020 at 9AM. <https://www.cascadecountymt.gov/AgendaCenter/ViewFile/Agenda/10292020-189?html=true>

If the ZBOA passes the proposed Special Use Permit and Variance, one of the proposed conditions is that the applicant would need to obtain any necessary permits required by the City/County Health Department and/or the Montana Department of Environmental Quality. This condition is located at the end of the Staff Report.

If you would like to submit any comments, questions, or concerns to be addressed at the ZBOA meeting please submit them to my email before 4PM on Wednesday October 28, 2020. You are also welcome to attend the ZBOA Zoom Meeting where you can address questions or concerns you might have. I have included the log in info for this meeting below.

### Join Zoom Meeting

<https://us02web.zoom.us/j/88008575766>

**Meeting ID:** 880 0857 5766

### One tap mobile

+12532158782,88008575766# US (Tacoma)

+13462487799,88008575766# US (Houston)

### Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

877 853 5247 US Toll-free

888 788 0099 US Toll-free

**Meeting ID:** 880 0857 5766

**Find your local number:** <https://us02web.zoom.us/j/88008575766>

**Topic:** October ZBOA Meeting

**Time:** Oct 29, 2020 09:00 AM Mountain Time (US and Canada)

Please let me know if you have any questions and thank you for your time.



*Amber Hobbs*  
Cascade County Planner  
121 4th St N, Suite 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905

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## Hobbs, Amber R.

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**From:** Sivers, Eric <ESivers@mt.gov>  
**Sent:** Tuesday, October 27, 2020 10:11 AM  
**To:** Treis, Bruce  
**Cc:** Hobbs, Amber R.; Kroon, Ashley  
**Subject:** RE: high strength waste?

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Bruce-

I apologize for the delay in my reply. I had a few things that dominated my time last week.

This operation is certainly welcome to apply for permit coverage, which may provide some peace of mind and insurance for them. Whether they must apply depends on a few variables. With well-thought-out BMPs they can keep blood and offal out of their waste stream. If they recycle (or ship off to the solid waste unit) then it is very likely that there will be very little pollutants in the influent except maybe the cleaning solution. They could explore their options for on-site storage and reuse/land application (or disposal at a municipality). We have also had success with on-site storage (usually lined pond) and evaporation and/or land application. This should be cost efficient for any small operation.

We would appreciate information on storage and any land application. We review the information to make sure that an unauthorized discharge isn't created and also that the county doesn't have any concerns. This also helps to document their proposed plans in case they change their ways in the future and cause trouble.

Regardless of the above, this facility should be registered with the US EPA Region 8's underground injection control (UIC) inventory. This is a self-registration system available here: <https://www.epa.gov/uic/class-v-inventory-form-epa-region-8-only>

Please let me know if I can clarify anything. Cheers-

Eric Sivers  
Manager: Groundwater Discharge Permitting | Source Water Protection | 401 Certification  
406-444-4806  
[esivers@mt.gov](mailto:esivers@mt.gov)



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**From:** Treis, Bruce [mailto:btreis@cascadecountymt.gov]  
**Sent:** Wednesday, October 21, 2020 4:02 PM  
**To:** Sivers, Eric <ESivers@mt.gov>  
**Subject:** [EXTERNAL] RE: high strength waste?

Yes it is.



**From:** Sivers, Eric <[ESivers@mt.gov](mailto:ESivers@mt.gov)>  
**Sent:** Wednesday, October 21, 2020 2:56 PM  
**To:** Treis, Bruce <[btreis@cascadecountymt.gov](mailto:btreis@cascadecountymt.gov)>  
**Subject:** RE: high strength waste?

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bruce-

First off, we received a call today from Amber Hobbs, a Cascade Co planner, wanting to discuss a small butcher facility located near a creek in Cascade. Is this the same site?

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**From:** Treis, Bruce [<mailto:btreis@cascadecountymt.gov>]  
**Sent:** Wednesday, October 21, 2020 2:34 PM  
**To:** Sivers, Eric <[ESivers@mt.gov](mailto:ESivers@mt.gov)>  
**Subject:** [EXTERNAL] FW: high strength waste?

Eric,  
Please read below and see if there is enough information for you to determine need for a discharge permit.  
Thank-you for your assistance,

**Bruce Treis, RS**

Environmental Health Specialist  
115 4th St. South Great Falls, MT 59401  
Office: 406-791-9273  
[www.cchdmt.org](http://www.cchdmt.org) [[cchdmt.org](http://cchdmt.org)] [[us-east-2.protection.sophos.com](mailto:us-east-2.protection@sophos.com)]

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**From:** Kroon, Ashley <[AKroon@mt.gov](mailto:AKroon@mt.gov)>  
**Sent:** Wednesday, October 21, 2020 12:03 PM  
**To:** Treis, Bruce <[btreis@cascadecountymt.gov](mailto:btreis@cascadecountymt.gov)>  
**Cc:** Sivers, Eric <[ESivers@mt.gov](mailto:ESivers@mt.gov)>  
**Subject:** RE: high strength waste?

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Hi Bruce,

This will definitely be high strength waste and could even possibly require a discharge permit. I would recommend you direct the applicant to Eric Sivers (444-4806, [ESivers@mt.gov](mailto:ESivers@mt.gov)) to determine if they need a discharge permit before they submit to us.

Thanks!

Ashley

**From:** Treis, Bruce [<mailto:btreis@cascadecountymt.gov>]

**Sent:** Wednesday, October 21, 2020 11:43 AM

**To:** Kroon, Ashley <[AKroon@mt.gov](mailto:AKroon@mt.gov)>

**Subject:** [EXTERNAL] high strength waste?

Ashley,

We have received an application for a small animal processing facility (4-6 animals processed per week). The septic plans they submitted include a 1500 gallon septic tank and 1000 gallon grease trap. This facility does not appear as though it will meet PWS criteria. Does DEQ have any guidelines or experience for when high strength waste becomes an issue? It's difficult with a proposed facility we can't do any sampling. We had a larger animal processing facility that was changing use and ended up meeting PWS criteria and also needed a COSA rewrite. Through the review process and effluent sampling needed an ATU to meet BOD and FOG. Appreciate your help.

Thanks